

001.A

0002

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

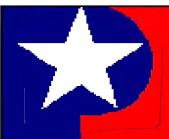
655,800 / 655,800

USE VALUE:

655,800 / 655,800

ASSESSED:

655,800 / 655,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		FAIRMONT ST, ARLINGTON

## OWNERSHIP

Owner 1: PROKOSCH ARTHUR P	Unit #:	45
Owner 2: RAMIREZ BETHANY K		
Owner 3:		
Street 1: 45 FAIRMONT ST		
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

## PREVIOUS OWNER

Owner 1: L`BASSI BENJAMIN -
Owner 2: TEO WAN XIN -
Street 1: 45 FAIRMONT ST
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02474
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## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Asbestos Exterior and 1383 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7192																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	655,800			655,800		22033
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17

PREVIOUS ASSESSMENT								Parcel ID	001.A-0002-0018.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	655,800	0	.	.	655,800		Year end	12/23/2021
2021	102	FV	637,800	0	.	.	637,800		Year End Roll	12/10/2020
2020	102	FV	628,800	0	.	.	628,800	628,800	Year End Roll	12/18/2019
2019	102	FV	586,000	0	.	.	586,000	586,000	Year End Roll	1/3/2019
2018	102	FV	520,200	0	.	.	520,200	520,200	Year End Roll	12/20/2017
2017	102	FV	475,600	0	.	.	475,600	475,600	Year End Roll	1/3/2017
2016	102	FV	532,700	0	.	.	532,700	532,700	Year End	1/4/2016
2015	102	FV	492,100	0	.	.	492,100	492,100	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
L`BASSI BENJAMI	154-23	2	4/29/2019		680,000	No	No			14493
MESIBOV MARLI F	147-95		11/17/2017		614,900	No	No			
WONG CHRISTOPHE	133-120		2/4/2015		485,000	No	No			
BROWN TAMMY M,	116-65		7/12/2011		375,000	No	No			
HARRINGTON MARK	U69-102		9/8/2000		220,000	No	No	4		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/21/2013	1558	Manual	12,800	C					6/4/2019	SQ Returned	JO	Jenny O
4/29/2010	377	Manual	800					ELECTRICAL WORK	10/5/2017	Measured	DGM	D Mann
4/21/2010	340	Redo Kit	22,500						3/1/2016	Sales Review	PT	Paul T
2/1/2006	66	Redo Bas	10,000		G7	GR FY07			1/27/2014	Info Fm Prmt	EMK	Ellen K
11/3/2004	1054	Re-Roof	8,900						10/12/2011	MLS	EMK	Elen K
11/7/2003	986	New Wind	3,790					6 VINYL REPL WNDWS	4/25/2005	Info Fm Prmt	BR	B Rossignol
8/8/2003	692	New Wind	6,000					12 VINYL REPL WNDW	5/17/2001	External Ins	PM	Peter M

 Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																		
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average	GLA adjusted from 915 to 1383. Amendment filed Doc# 1569947 7/1/2011.																										
Sty Ht: 2 - 2 Story		A Bath: 1	Rating: Very Good																											
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																											
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																											
Frame: 1 - Wood		1/2 Bath:	Rating:																											
Prime Wall: 5 - Asbestos		A HBth:	Rating:																											
Sec Wall:	%	OthrFix:	Rating:																											
Roof Struct: 2 - Hip		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																								
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																										
Color: BLUE		A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																										
View / Desir: N - NONE		Fpl: 1	Rating: Average	Other																										
<b>GENERAL INFORMATION</b>				Upper																										
Grade: C - Average		WSFlue:	Rating:	Lvl 2																										
Year Blt: 1923	Eff Yr Blt:	Lvl 1																												
Alt LUC:	Alt %:	Lower																												
Jurisdict: G12	Fact: .	Totals				RMS: 5	BRs: 2	Baths: 1	HB																					
Const Mod:						<b>REMODELING</b>																								
Lump Sum Adj:						<b>RES BREAKDOWN</b>																								
<b>INTERIOR INFORMATION</b>								Exterior:	No Unit	RMS	BRs	FL																		
Avg Ht/FL: STD						Interior:	1	5	2	1																				
Prim Int Wal 2 - Plaster						Additions:																								
Sec Int Wall:	%					Kitchen:																								
Partition: N - Typical						Baths:																								
Prim Floors: 4 - Carpet						Plumbing:																								
Sec Floors:	%					Electric:																								
Bsmnt Flr: 12 - Concrete						Heating:																								
Subfloor:						General:																								
Bsmnt Gar:						Totals				1	5	2																		
Electric: 3 - Typical																														
Insulation: 2 - Typical																														
Int vs Ext: S																														
Heat Fuel: 1 - Oil																														
Heat Type: 3 - Forced H/W																														
# Heat Sys: 1																														
% Heated: 100	% AC:																													
Solar HW: NO	Central Vac: NO																													
% Com Wal	% Sprinkled																													
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																						
<b>SPEC FEATURES/YARD ITEMS</b>																														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	<b>PARCEL ID</b> 001.A-0002-0018.0											
More: N	Total Yard Items:													Total Special Features:																
Total:																														
<b>IMAGE</b>																														
<b>AssessPro Patriot Properties, Inc</b>																														
																														